

# THE PHA Experience

A Community Newspaper For & About Residents

## GET THE CARE AND SUPPORT YOU NEED AND DESERVE!

The PHA Youth and Family Center gives residents access to our full range of services at one convenient location.

Our mission is to support residents in building strong, stable neighborhoods and positive family relationships.

The Center offers helpful workshops and programs, life-changing career opportunities, mentoring and fun activities for youth, trauma care and support, and much more.

Knowledgeable staff are on site to advocate for you and help you navigate life with confidence and dignity.

Best of all, you don't need an appointment. We are here to help you.

Drop by and ask about the new services available for PHA grandparents who are raising their grandkids.

### HELPING FAMILIES AND SENIORS GROW STRONGER TOGETHER.

Enrichment and personal development programs for youth/teens

- Tips on college preparation, job hunting and the steps to good-paying careers
- Experts to help you connect with free community resources and grants
- Health and strategies for well-being

### THE CENTER OFFERS:

- Mentorship and Games for Youth
- Early Childhood Education Activities
- Special Services for Grandparents
- Caring for Grandkids
- Trauma Care and Support
- Fast-track Career Training Programs
- On-Site Social Workers to Assist with Crisis Situations
- Community Strategies for Violence Prevention
- Ways to Strengthen Parent-Child Relationships
- Senior Resources on Aging

### Family & Youth Center

2013 Ridge Avenue  
Philadelphia, PA. 19121

Hours: 9 AM to 5 PM

Check the calendar for night and weekend events.

Phone: 215-684-8109

Email: [Oddess.Blocker@pha.phila.gov](mailto:Oddess.Blocker@pha.phila.gov)



PSRT STD  
U.S. POSTAGE  
PAID  
PERMIT NO. 6868  
PHILA, PA

### INDEX

#### Page 2:

President's column  
How to contact PHA

#### Page 3:

New Apartments in  
Sharswood

#### Page 4:

Sharswood Grocery

Powered by PHA  
residents

#### Page 6:

Help for Grandfamilies

#### Page 7:

The PHA Diversionary  
Team is Here to Help

#### Page 13:

Do You Want to be  
a Barber?

#### Page 16:

Christmas Tree Safety

# In 2022, PHA marks new milestones: Housing for college students, a retail complex in Sharswood, and trauma care for residents



Philadelphia is changing far too slowly for many of us. Thousands of families continue to struggle to find decent housing, and many minority neighborhoods remain without the resources and

financial investments needed to build wealth and create employment opportunities.

At the same time, two factors — an aging housing stock and the impending expiration of thousands of affordable housing contracts — have begun to converge.

The Philadelphia Housing Authority is aware of the challenges that many of you are facing right now. Those individuals who have experienced a recent financial hardship, such as the loss of a job or decrease in hours or pay, are encouraged to apply for a Hardship Waiver of their rent. The waiver can provide temporary relief and it takes effect the date your hardship began, not the date you apply.

I assure you that PHA is responding to the changes in the economic landscape with the greatest sense of urgency. This year, we met with developers, nonprofit leaders, and elected officials in a continuing effort to build support for a public agenda that paves the way for equitable access to safe and stable housing.

That is why the recent progress made in Sharswood is such welcomed news. PHA and its partners overcame considerable supply chain issues to complete three modern, and environmentally-friendly rental complexes that are now available for lease. We also reached the mid-way point in the Sharswood Choice Neighborhood Transformation. Nearly half of the 1,200 units planned for development are either completed or under construction.

The newly constructed apartments and townhomes provide amenities that have been readily available in Sharswood: private storage lockers, kitchen islands with ample counter space, secure package delivery systems, and skyline views of Philadelphia.

During 2022, Sharswood Crossing at 2016 Master Street opened, as did the new veterans housing nearby at The Brigadier General Hazel Johnson Brown Veterans Center at Help Philadelphia VI. In December, the first residents moved into Sharswood Ridge, a 98-

unit mixed income development located next to our headquarters.

The families that left Sharswood during construction will return to a very different neighborhood: The Big Picture High School at Vaux is getting recognition for its hands-on learning programs. Broken sidewalks are being repaired and replaced as new apartments rise. PHA's Vaux Community Center hosts innovative community programming such as a hydroponics lab where residents can learn how to grow plants and vegetables indoors without dirt.

For the first time since the riots of the 1960s, Sharswood residents are able to walk to the grocery store to buy farm-fresh fruits and vegetables. The new Santander Bank opened in December in the same commercial corridor, and construction is nearly complete on the Everest Urgent Care Center.

All neighborhoods need an infrastructure to thrive. In keeping with this philosophy, PHA opened the Youth and Family Center in our Ridge Avenue headquarters this year.

A social service team on site is available to assist our families who are in crisis. Residents can get immediate access to trauma support services and care. Our staff can help with job searches, employment transitions, and identify new resources for grandparents who are raising grandchildren.

We did it because you truly deserve it.

Remember, whatever challenges you may face in 2023, you are not alone. You are part of our PHA family.

If you want to start a business, PHA can help. If you need help with a family matter, PHA can help. If you have experienced a traumatic event, PHA can connect you with professionals who can help. If you want to enroll your children in enrichment or after school programs, we have free options for you.

At PHA, we pledge to do our best, and to give you our best in 2023.

If you are or your family are facing a crisis or just need someone to advocate for you, please reach out to our staff.

Kelvin A. Jeremiah  
President & CEO

## We Are Here to Help

PHA Headquarters is again open to walk-in traffic during normal business hours.

### IMPORTANT PHA CONTACTS

Contact	Phone Number
PHA	215 684-4000
Customer Service Center	
PHA Office of Public Safety (Administrative Office)	215 684-4840
PHA Office of Public Safety (Emergencies)	215 684-1911
Maintenance (Business Hours)	215 684-8920
Maintenance (After Hours)	215 684-1911
Family Self-Sufficiency (FSS) Program	
FSS coordinator	215 684-5309

FSS is a program which coordinates housing assistance with other resources to assist families to achieve economic self-sufficiency. Participation generally lasts five (5) years, during which participants identify educational, professional, and personal goals.

PHA Section 3 Resource Center 215-684-8926

The PHA Section 3 Resource Center helps PHA residents and those receiving housing assistance find their place in today's economy by increasing skill and educational opportunities and connecting them to decent jobs, postsecondary training, entrepreneurship workshops, and homeownership.

To schedule an appointment for career training enrollment opportunities, email the Workforce Center at [vaux@pha.phila.gov](mailto:vaux@pha.phila.gov).

### Where can I access the Public Housing Customer Service Portal?

You may access the Customer Service Portal by going to the PHA Home Page ([www.pha.phila.gov](http://www.pha.phila.gov)) and clicking the banner for the Public Housing Customer Service Portal.



# A PLACE TO CALL HOME IN SHARSWOOD

Sharswood is undergoing one of the greatest neighborhood transformations in Philadelphia history.

More than 1,200 affordable and high-quality housing units are either planned, completed or under construction as part of PHA's Sharswood Blumberg Choice Neighborhood Transformation Plan.

New investment is bringing greater housing choices and better opportunities into this neighborhood, where free wrap-around-services, fast-track career training, and entrepreneurial workshops are available.

Energy-efficient apartments and townhouses are now leasing or under construction. Dilapidated buildings have given way to brand new sidewalks, new lighting, and apartment homes featuring picture windows, secure package delivery, personal storage lockers, and well-equipped gathering spaces with wide-screen TVs.

The \$52 million commercial and residential center, Sharswood Ridge, serves as a vibrant community hub, a place where residents can shop for groceries at the Grocery Outlet, take care of their banking needs at Santander Bank.

It includes three sections of spacious mixed-income housing with city views and energy-efficient appliances.

## NOW LEASING:

### Sharswood Crossing:

Sharswood Crossing at 2016 Master is an affordable family development consisting of a four-story multi-family building and nine three-bedroom townhomes along three blocks within the Sharswood neighborhood of Philadelphia. The buildings contain 60 Low-Income Housing Tax Credit units, ranging from 20% Area Median Income (AMI) to 80% Area Median Income (AMI).

[pennrose.com/apartments/pennsylvania/sharswood-crossing](http://pennrose.com/apartments/pennsylvania/sharswood-crossing)

### Sharswood Ridge

Sharswood Ridge offers studio, 1-, and 2-bedroom residences and ground-floor retail spaces. The three sections of housing, known as Ridge View, Jefferson Pointe and Redner Row, have begun pre-leasing. In all, the site will provide 98 mixed-income rental units, with almost half (46 percent) of the homes reserved as below-market rate housing.

[sharswoodridge.com](http://sharswoodridge.com)

### The Brigadier General Hazel Johnson Brown Veterans Center at HELP Philadelphia VI

The Brigadier General Hazel Johnson Brown Veterans Center at HELP Philadelphia VI has 51 one-bedroom and 4 two-bedroom apartments.

### HOMEOWNERSHIP

Frankel Enterprises is building new construction homes at an affordable price in Sharswood.

Visit [phillyworkforcehomes.com](http://phillyworkforcehomes.com).





# Long-Awaited Grocery Store is Part of PHA's Choice Neighborhood Transformation

Sharswood continues to emerge as a neighborhood of choice as PHA, public and private partners, and residents make good on their promises to revitalize and lift up the community.

The long-awaited shopping center Sharwood Ridge, located on Ridge Avenue next to PHA's headquarters, has opened with its anchor tenant, Grocery Outlet Bargain Market, an extreme-value grocery retailer. It will serve the Sharswood community, which has been without a major supermarket since the race riots in the 1960s. Prior to the Grocery Outlet opening, the closest supermarket was nearly a mile away.

"We are overjoyed to be an oasis for the Sharswood community and convenient access to healthy and affordable groceries," said Grocery Outlet Independent Operator Donta Rose who brought 30 new jobs to the neighborhood. "We are beyond grateful for our partnership with The Philadelphia Housing Authority (PHA), Mosaic Development Partners and SHIFT Capital, to meet a need in our community and elevate the quality of life for local residents."

"We are extraordinarily pleased that Grocery Outlet and Mr. Rose recognized the opportunity to become part of the transformation

of the emerging Blumberg-Sharswood community," said PHA President and CEO Kelvin A. Jeremiah. "We knew from the outset that, for this neighborhood to be fully reborn and serve its residents, it would need a forward-thinking school and a food market in addition to the new housing. We opened Vaux Big Picture High School five years ago. Today, we welcome Grocery Outlet Bargain Market, which will not only make fresh, healthy food available, it will become a catalyst for attracting businesses to this community."

The store is part of the \$52 million Sharswood Ridge complex, which will have 98 mixed-income rental units, Everest Urgent Care, Santander Bank and other retail tenants. Nearly half of the apartment homes will be leased to low-income Philadelphians who qualify for below-market housing.

In a once-forgotten part of Philadelphia, more than 1,200 affordable housing units are either planned, completed or under construction as part of PHA's Sharswood/Blumberg Neighborhood Choice Transformation Plan.

Address:  
2077 Ridge Avenue,  
Store Hours:  
8 a.m. – 9 p.m.





# Donta Rose: A Grocery Store Where Everyone Feels At Home

Donta Rose, the new owner/operator of the Grocery Outlet Bargain Market in Sharswood, is coming back to the community to serve the people who helped to shape his early life.

During his formative years, he spent endless time on the 2300 block of Nicholas Street in the heart of the neighborhood, playing outside with his cousins and running back and forth from the corner store for chips, sweet tea, and crabsticks.

Now he is back, having recently opened Philadelphia's fourth Grocery Outlet Bargain Market in a neighborhood that's undergoing a transformation – with both market-rate and affordable homes under construction, new sidewalks, businesses, workforce training opportunities, family support services and more.

Donta's background has prepared him for working with diverse communities. He grew up in a family of moderate means that thrived on hard work and aspired to become entrepreneurs. As a youth, he worked as a busser at his grandparents diner in Cheltenham while also cutting acres of grass and feeding farm animals in South Jersey.

Since high school, Donta has been employed in the grocery industry, taking jobs at variety of companies including Trader Joe's, Shop-Rite, Giant and Grocery Outlet in New Jersey, Maryland and Pennsylvania. He took time to enhance this hands-on learning by attending Morgan State University in Baltimore, where he majored in civil engineering.

At just 29 years of age, he understands the complexities of the business, which is facing new challenges as inflation drives up food prices. Donta worked as a cashier and stocked grocery shelves before clinching a corporate position at Grocery Outlet as a set team member responsible for opening new stores along the East

Coast. When an opportunity arrived to come to Sharswood, and bring Grocery Outlet's heavily discounted food prices to a neighborhood seeking to make a big comeback, he seized the chance.

As the Owner/Independent Operator of the Sharswood Grocery Outlet, Donta helped to create, staff and develop the store in a way that meets the unique needs of the people in the area. His knowledge and understanding of the community was among his biggest asset as he recruited new employees, and met with groups and organization in the months before the grand opening.

"My goal is to provide fresh produce and staples at affordable prices while not ever losing sight of the needs of those who are low-income and born and raised in the neighborhood," Donta said. "Grocery Outlet is the right store, and its coming at the right time. We have a role to play in building a healthy community."

Grocery stores selling produce have been non-existent in Sharswood, a community where decades of social and financial disinvestment resulted in empty lots, homes in disrepair, and uninhabitable housing. "The community needs a local grocery store that has fresh, affordable groceries," Donta said. "The store has to be welcoming to the neighborhood, one that hires local people, and donates to the neighborhood's causes, and stays aware of its immediate product needs such as affordable baby formula and haircare products that meets the community's specific needs. We need to go above and beyond to build a mutual relationship, provide options, and information."

He added, "My job is to create a store where everyone finds what they need, and everyone feels at home."



## PHA RESIDENTS POWER UP THE NEW GROCERY IN SHARSWOOD

There are a number of PHA residents who have contributed to the success of the Sharswood Grocery Outlet Bargain Market.

Jamie Lumb, the produce manager, is one of them.

In addition to placing orders and handling inventory, she works with vendors to identify and find the produce customers want most.

Since the store opened, she has expanded the produce section to include big bags of collard

greens and black-eye peas. As produce manager, she is responsible for keeping the area clean, and getting rid of damaged or spoiled produce. She also has control over the displays at the front entrance of the store, where the plants are located. She is a single mom with two children.

Jamie now aspires to own and operate her own Grocery Outlet in Philadelphia one day. "I love what I do," she says. "This store has a good feel."



# Help Is On the Way for the PHA Grandparents Raising Grandchildren

The Philadelphia Housing Authority has received a \$385,000 grant from the William Penn Foundation to improve and expand services that support Philadelphia “grandfamilies” – families in which grandparents or other older adult kin are the primary caregivers for young children.

PHA recently hired a kinship coordinator to offer services and oversee case management for PHA’s grandfamily households with children ages 0-18, and for households where a disabled adult child lives with a grandparent. Dedicated supports for these families will be woven into the fabric of PHA’s Resident Programs and Partnerships team, which simultaneously delivers services, workshops and programs for youth and seniors.

“More than 220 of the grandparents currently living in PHA housing are raising their grandchildren,” said Kelvin A. Jeremiah, President and CEO of PHA. “This grant makes it possible for us to consider and meet their unique needs. The children in these homes may face physical, mental and health challenges that require supportive services. With this grant, we can hire a knowledgeable coordinator to work with them and assist them in finding the services they need.”

In Philadelphia, more than 17,000 grandchildren are estimated to live in homes where grandparents provide their primary care. There are many reasons why young children may be raised by grandparents or family members other than their parents. Grandfamilies can result from biological parents’ challenges

that include death, divorce, substance use, incarceration, job loss, and illness. The COVID-19 pandemic has heightened the needs of existing grandfamilies and created new ones.

Research shows that when grandfamilies receive the supports they need, children raised by grandparents or other relatives thrive despite the potential to face multiple challenges. In 2020, Generations United, with funding from William Penn Foundation, published the Grandfamilies of Philadelphia report, which noted a number of challenges facing grandfamilies, including insufficient financial resources to address basic needs; difficulty navigating agency and government services; navigating the school curriculum and virtual education; and legal hurdles to

achieve child and family stability

“In our mission to support Philadelphia children’s success, we seek to understand the strengths and challenges of families of all types, so that we can ensure they have what they need to help their children thrive,” said Jennifer Stavrakos, Interim Director of the Great Learning Program at the William Penn Foundation. “We are excited about this opportunity to build up the supports and services available to grandfamilies in Philadelphia. Through this initiative, more grandparents and kinship caregivers who are raising children will gain access to specific resources and



tools from an organization they know and trust.”

As part of the initiative, William Penn Foundation awarded a grant to Generations United to convene a learning community and provide technical assistance among the grantees and other Philadelphia kinship support organizations. Child Trends also received a grant to develop an evaluation plan to assess the impact of the initiative.

## All Eyes On Philly *HUD Secretary Marcia Fudge Is Talking About PHA Again!*

U.S. Department of Housing and Urban Development Secretary Marcia Fudge and White House Domestic Adviser Susan Rice came to Philly on October 26, 2022 to tour several PHA sites undergoing transformation and to meet residents impacted by the changes.

The morning began with a lively roundtable discussion at PHA Headquarters, moderated by Asia Coney, a resident leader, community activist and PHA Commissioner.

Fudge later mentioned how impressed she was that CEO and President Kelvin A. Jeremiah, who was unable to attend, had asked a PHA resident to show her around the city.

“Residents at PHA are our partners,” said Jeremiah. “We rely on them for ideas, and appreciate the incredible knowledge they have regarding PHA’s housing developments and communities.”

Next they toured Sharswood Tower, recently renovated senior apartments, and Sharswood Crossing, a new, income-restricted apartment and townhome complex with spacious units and spectacular views of the city skyline. The tour ended at Fairhill, another PHA re-development site that is nearing completion.

Following a roundtable discussion, the dignitaries including Council President Darrel Clarke visited Sharswood’s New Grocery Outlet Bargain Market where they met Jamie Lumb, a PHA resident who manages the produce section.

People nationwide are referring to North Central, PHA’s recently completed Choice Neighborhoods Initiative, and Sharswood as “the Philadelphia Model”.





# PHA's New Diversionary Team Promotes Safer, More Compassionate Communities *Join The Movement*

## DIVERSIONARY TEAM MISSION STATEMENT

- To create partnerships and opportunities that lead to reduced criminal activities and violence at PHA sites.
- To connect residents with trauma-informed resources to counter-act the effects of violence in PHA communities.

The Philadelphia Housing Authority's new Diversionary Program brings urgently needed resources into our communities to heal the trauma and stop the escalation of violence.

### Our new Diversionary team led by Tasha Hannah:

- Works with PHA residents whose lives have been impacted by crime and violence.
- Conducts needs assessments with those who are dealing with trauma.
- Makes referrals to partner agencies for trauma-informed interventions, and victim and perpetrator services.
- Refers PHA residents for job placement services.

### THE TEAM CURRENTLY OFFERS:

- Workshops to aid healing, recovery and emotional support.
- Personal service that connects you to free and affordable social, economic and health programs.
- Community activities and resource fairs.
- Programs to engage and inspire youth.

The program also supports residents who are at risk of becoming involved in the court system.

Residents are helping to shape the direction of this new initiative, Hannah said. "We cover everything from domestic violence to bereavement counseling," she said.

Hannah and her diverse team strive to culturally relate to their clients on a level that establishes a strong foundation of trust. "We bring culturally relevant trauma-informed resources," Hannah said.



FOR MORE INFORMATION, CALL OUR  
DIVERSIONARY TEAM HOTLINE NUMBER:  
**215-684-4111**

## Applause, Applause... PHA is Winning Big Awards, and Making History

Housing authorities across the country are looking to PHA's energetic Resident Programs and Partnership Team (RPP) for interesting programs and innovative ideas.

The remote learning centers set up by RPP during the pandemic received a coveted Award of Excellence from the National Association of Housing and Redevelopment Officials (NAHRO). The centers – equipped with free high-speed internet and student desks – were established to give students in PHA access to free, high-speed internet and a safe place to do classwork.

The 10 remote learning centers provided a familiar place where

students could gather and see friends. At some locations, lab monitors were available to help with computer issues or other student challenges. PHA also created a team to track down PHA students entitled to receive free Chromebooks and hotspots from the school district.

"We could not have done this without the help of our resident leaders and our many resident volunteers," said Makeeda Holley. "They are at the heart of all we do."

NAHRO shared these strategies with all its members, citing it on the website and in a national news release.

The PHA, in partnership with Community College

of Philadelphia (CCP), also updated six apartments in two rowhomes near campus and rented them to housing insecure CCP students. CCP and PHA both provide services to the students who reside there. They receive special wraparound support services to ensure that they succeed at the College including: services for students with experience in the foster care system; free assistance with health insurance, food resources, cash and other subsidies; academic advising and academic-related counseling services; and assistance with scholarships and career readiness supports.

This CCP and PHA Shared Housing Initiative is in the

running for a NAHRO 2022 Award of Excellence in two categories: Resident Services and Affordable Housing. This is the first income-based housing in the country to be managed and maintained by a local housing authority.

Also this year, the RPP team launched the Diversionary Program, an anti-violence initiative, and opened the Youth and Family Center, both of which are profiled in this edition of the Experience.

But perhaps the most heart-felt campaign came during Black History Month when the RPP Senior Program launched the Kindness Matter Campaign across its 18 senior sites.

In a world with so much uncertainty, sadness, and chaos, extending a simple gesture as showing kindness goes a long way. Kindness workshops were held across PHA's 18 senior sites where the residents created door knob hangers to paint and display messages for others to see. Over 180 door knob tags were designed.

The residents also made and sent kindness cards to those in need of a little encouragement and gave hand-made bracelets to neighbors and family members.

In a world where you can be anything, be kind, our PHA seniors advise.



## JUMP INTO SUMMER EVENT



## SHARSWOOD TOUR



## DARE2PREPARE EVENT



## MOTHER & DAUGHTER EVENT





MASQUERADE EVENT



TURKEY GIVE-A-WAY



TREE PLANTING EVENT



TYRESE MAXEY TOY GIVEAWAY





## PHA and Hunt/Pennrose Partner to Bring Family-Sized Rental Housing to Sharswood

### *Sharswood Crossing, a 59-unit development will have one-, two- and three-bedroom townhomes*

Philadelphia – May 20, 2022 – The Philadelphia Housing Authority (PHA), Hunt Companies, Inc. (Hunt) and Pennrose LLC hosted a groundbreaking today for Sharswood Crossing, a family housing development that will bring high-quality, affordable townhomes to formerly desolate blocks in the Sharswood neighborhood.

The unit mix will consist of one (1) one-bedroom, 28 two-bedroom and 30 three-bedroom townhouses. Of the 59 units, 10 percent will be restricted to 20 percent of the Area Median Income (AMI) or below, 44 percent will be restricted to 50 percent AMI or below, and 46 percent will be restricted to 60 percent AMI or below.

“This new construction is bringing new life to formerly desolate and abandoned blocks in Sharswood,” said PHA President and CEO Kelvin A. Jeremiah. “Moreover, the family-sized townhomes at Sharswood Crossing are better able to accommodate residents as their life situations change. PHA is fully committed to meeting the needs of its residents, and to

providing a full-range of modern housing options. Each new groundbreaking in Sharswood builds on the promise we made to this community in our meetings with residents six years ago.”

“With each development of more, new affordable housing in Sharswood, we are transforming this section of North Philadelphia – one development at a time,” said Council President Darrell L. Clarke (5th District). “There’s an urgent need for affordable housing for families as they grow and their needs change. Another big step forward today for North Philadelphia — we’re grateful to PHA and all of our partners.”

“We are thrilled to join project partners and the Philadelphia Housing Authority as we begin the exciting next phase of the comprehensive Sharswood Transformation Plan,” said Jacob Fisher, Regional Vice President at Pennrose. “PHA has been dedicated to the revitalization of the Sharswood community for years and Hunt/Pennrose phase II will add an additional 59 high-quality, affordable apartments to an area

facing rapid gentrification.”

“Hunt is proud to be a long-term partner with the Philadelphia Housing Authority to bring affordable, accessible, and quality homes for residents,” said Sinclair Cooper, President, Public Infrastructure – Development at Hunt. “This groundbreaking was the result of years of collaboration between Hunt, Pennrose, the PHA, and residents who are committed to delivering a community that provides improved housing, better neighborhood conditions, increased health and safety, better education and career outcomes.”

“Today’s groundbreaking is another milestone- another 59 affordable units- for the Sharswood Blumberg Transformation Plan,” said State Rep. Donna Bullock. “PHA, its development partners and the local residents have planned and worked together to reimagine this neighborhood as an affordable, choice neighborhood. It is so exciting to support and see another project underway toward that goal.”

Thirty units will have Project-Based Vouchers, provided by the Philadelphia Housing Authority,



with rents set at 110 percent of fair market rents. Hunt/Pennrose is the co-owner and co-developer, with Pennrose Properties leading the development phase. The project is being funded by PHA in the amount \$7,015,000.

In April 2020, PHA received a \$30 million Choice Neighborhoods Implementation grant from the U.S. Department of Housing and Urban Development in support of the entire Sharswood initiative. Since work began on the Sharswood Transformation Plan in 2016, 140 brand-new single-family rental

homes have been completed along with the renovations of Sharswood Tower (94 units) and the Brigadier General Hazel Johnson Brown Veterans Center at HELP Philadelphia VI (55 units), which offer senior and veteran rental apartments, and Sharswood Crossing at 2016 Master Street (60 low-income tax credit units). In addition, Habitat for Humanity has built 20 homeownership units at Oxford Green, bringing the total number of new or renovated housing units completed to 369.

## PhillySEEDS Awards \$290,000 in College Scholarship Aid to 75 PHA Residents

PhillySEEDS, Inc., a Philadelphia Housing Authority (PHA) subsidiary, recently awarded funds to 75 PHA residents seeking or pursuing higher education. It also has provided \$290,000 in scholarship aid to these winners.

Scholarships were given to both graduating high school seniors and students already in college; recipients were celebrated during the PHA Board of Commissioners virtual meeting on July 15th.

Many students used this scholarship to attend Historically Black Colleges and Universities like Lincoln University and Morgan State. In addition to other schools such as Temple University, LaSalle University, and West Chester University.

Of the 75 college and high school students receiving scholarships:

- 48 with GPAs between 3.30 and 4.00 received \$5,000.
- 12 with GPAs between 3.00 and 3.29 received \$3,000.
- 14 with GPAs between 2.50 and 2.99 received \$1,000.

“We’re extremely pleased by the efforts of the PHA resident to excel in education and be prominent leaders within the community. To be able to recognize these scholars is a pleasure, education can take you far and the sky is the limit,” said PHA President & CEO Kelvin A. Jeremiah.

More than \$2.5 million has been awarded to 659 residents since the program began in 2013. Money for the

scholarships comes from PHA’s budget and funds donated by program supporters and vendors.

“The PhillySEEDS scholarship was a breath of fresh air for me,” said Cinnaya Demby a recent college graduate and PhillySEEDS Scholar. “I always knew that I was destined to go to college but always worried about how I would afford it. I was fortunate enough to graduate with little to no debt from the illustrious Lincoln University of Pennsylvania with a degree in Mass Communication and dual minor in Black Studies and Pre Law, I cannot thank PhillySEEDS enough.”

The 2022 PhillySEEDS Scholarship Review Committee members received a total of 90 PhillySEEDS scholarship

applications. The committee composed of PHA employees, student residents, and a resident leader reviewed those applications. The application, which included essays, community service, extracurricular activities, internships, recommendation letters, and academic transcripts, were considered by the committee.

Scholarship applications for next year will be made available in Spring 2023. Visit [phillyseeds.org](http://phillyseeds.org) for more information.

PhillySEEDS has went beyond offering just scholarships for students. They have also provided about \$60,000 in down payment assistance to homebuyers this year. This has opened doors for many resident to become homeowners and changing



the narrative of PHA.

PhillySEEDS, Inc. is an award-winning, 501(c) (3), charitable, non-profit corporation founded by PHA to promote the social and economic advancement of PHA-assisted residents through philanthropic activities, community-based partnerships, and special initiatives.



BOARD RESOLUTION UPDATES

JANUARY 2022

**Resolution 12189:** Authorizes acquisition of the partnership interest of the Limited Partner Investor in Lucien E. Blackwell Homes III, LP.

**Resolution 12190:** Authorizes acquisition of the partnership interest of the Limited Partner Investor in Mill Creek Phase I, LP. Resolution 12191: Resolution authorizing acquisition of the partnership interest of the Limited Partner Investor in Cambridge III, LP.

**Resolution 12192:** Authorizes PHA to negotiate and execute a pre-development agreement with the joint venture between L+M Development Partners LLC & MSQUARED in connection with the redevelopment of Westpark Apartments.

**Resolution 12193:** Authorizes PHA to take all necessary actions and related activities in connection with Sharswood/Blumberg Phase IV Development.

**Resolution 12194:** Authorizes contracts for stormwater maintenance services for various sites with Raintain LC, Turf Construction, and Stormwater Solutions LLC.

FEBRUARY

**Resolution 12195:** Re-appoints Chenora Burkett to the Philadelphia Housing Authority Audit Committee as an independent member.

**Resolution 12196:** Authorizes contracts for real estate related services with ACW Abstract, LLC; Surety Title Company, LLC; and Keystone Agency, Inc.

**Resolution 12197:** Authorizes insurance contracts with various insurers for a number of types of insurance. Resolution No. 12198: Approves the fiscal year (FY) 2023 operating and capital budgets.

MARCH

**Resolution 12199:** Authorizes PHA to conclude and to execute contracts under federal and state cooperative purchasing and similar programs.

**Resolution 12200:** Authorizes a contract for record retention and courier services with DocuVault Delaware Valley, LLC.

**Resolution 12201:** Authorizes the Philadelphia Housing Authority to acquire properties in the Fairhill neighborhood.

**Resolution 12202:** Authorizes approval of the extension of the Second Chance Voucher Memorandum of Understanding.

**Resolution 12203:** Approves a memorandum of understanding between the Philadelphia Housing Authority and the Resident Advisory Board for calendar year 2022.

APRIL

**Resolution 12204:** Authorizing a contract for moving and storage services with Murphy's Transporting Services, LLC.

**Resolution 12205:** Authorizes a contract for financial services with Bosky and Associates, LLC.

**Resolution 12206:** Authorizes certain actions and related activities in connection with the Michaels Organization Harlan Street Development.

**Resolution 12207:** Approves the Philadelphia Housing Authority's Act 130 Report for Fiscal Year 2022, to be submitted as required by the Pennsylvania Housing Authorities Law.

**Resolution 12208:** Modifies and enhances the Tuition Reimbursement Program.

**Resolution 12209:** Authorizes the execution of a renewal collective bargaining agreement with the Building and Construction Trades Council of Philadelphia and vicinity ("BCTC").

MAY

**Resolution 12210:** Approves Lynette Brown-Sow as Chair and Herbert E. Wetzel as Vice-Chair of the Philadelphia Housing Authority Board of Commissioners, as well as other elected board officers.

**Resolution 12211:** Establishes the schedule for regular meetings of The Philadelphia Housing Authority Board of Commissioners through May of 2023.

**Resolution 12212:** Adopts the Fiscal Year 2022 annual reports of the Committees of Audit, Risk Management, Finance, Policy & Planning, and Resident Services.

**Resolution 12213:** Authorizes an amendment to the Philadelphia Housing Authority Moving to Work Plan for Fiscal Year 2023.

**Resolution 12214:** Authorizes a contract for automatic door and gate repair and replacement services with Milestone Contractors, Inc.

**Resolution 12215:** Authorizes the execution of a renewal collective bargaining agreement with the Fraternal Order of Housing Police.

JUNE

**Resolution 12218:** Authorizes an amendment to the Philadelphia Housing Authority's public housing admissions and continued occupancy policy.

**Resolution 12219:** Authorizes a contract with United Concordia Dental Insurance company to provide employee dental insurance.

**Resolution 12220:** Authorizes a contract with Vision Benefits of America to provide vision insurance to PHA employees.

**Resolution 12221:** Authorizes a contract with MetLife life Insurance company to provide employee group life insurance & accidental death and dismemberment insurance and executive long-term disability insurance policies.

**Resolution 12222:** Authorizes a contract with Independence Blue Cross to provide employee health insurance.

**Resolution 12223:** Authorizes the execution of a renewal collective bargaining agreement with the American Federation of State, County, and Municipal Employees (AFSCME), District Council 47, Local 2186.

**Resolution 12224:** Authorizes the execution of a renewal collective bargaining agreement with the American Federation of State, County, and Municipal Employees (AFSCME), District Council 33, Local 934.

**Resolution 12225:** Authorizes the execution of a renewal collective bargaining agreement with the American Federation of State, County, and Municipal Employees (AFSCME), District Council 47, Local 2187.

JULY

**Resolution 12226:** Re-appoints Francis McLaughlin to the Philadelphia Housing Authority Audit Committee as an independent member.

**Resolution 12227:** Authorizes the elimination of the residence policy and creation of a hiring preference for job applicants who reside in the city of Philadelphia.

**Resolution 12228:** Authorizes contracts for real estate related services with SVN AHIA Commercial real estate; Higgins & Welch Real Estate, Inc.; and Emerging Real Estate, LLC.

**Resolution 12229:** Authorizes contracts for Investment Grade Energy Audit Services with Bureau VERITAS Technical Assessments, LLC and Magrann Associates.

**Resolution 12230:** Authorizes contracts for non-litigation legal services, as Rental Assistance Demonstration Program Special Counsel, with Reno & Cavanaugh, PLLC; Ballard Spahr, LLP; Ahmad Zaffarese, LLP; and Fox Rothschild, LLP.

**Resolution 12231:** Authorizes a task order with Dale Corporation for construction management services for new Fairhill apartments.

**Resolution 12232:** Authorizes contracts for real estate brokerage and related services with Greenwood CRE; Higgins & Welch Real Estate, Inc.; and CBRE, Inc.

**Resolution 12233:** Authorizes a contract for physical needs assessment services with Bureau VERITAS Technical Assessment Services, LLC.

SEPTEMBER

**Resolution 12234:** Adopts the comprehensive Annual Financial and Compliance Report of the Philadelphia Housing Authority for the fiscal year ending March 31, 2022.

**Resolution 12235:** Authorizes a contract with Liberty Mutual Insurance Company for workers' compensation and employer's liability insurance coverage.

**Resolution 12236:** Authorizes contracts for green roof and planter maintenance services with Creativescape, Inc. and Turf Construction Co., Inc.

**Resolution 12237:** Authorizes contracts for demolition services for various scattered, conventional and high-rise residential properties with Geppert Brothers, Inc.; Haines & Kibblehouse, Inc.; and USA Environmental Management, Inc.

**Resolution 12238:** Authorizes contracts for roofing repair, replacement and related maintenance work with Memis Roofing LLC; Clark Roofing Co., Inc.; and Milestone Contractors Inc.

**Resolution 12239:** Authorizes a task order with Dale Corporation for construction management services for roofing replacement at conventional sites and scattered sites.

**Resolution 12240:** Authorizes contracts for concrete repair services with Ocean Construction, LLC; Milestone Contractors, Inc.; Creativescape, Inc.; DMPAG, Inc.; and Premier Building Restoration, Inc.

**Resolution 12241:** Authorizes a task order with Dale Corporation for construction management services for: renovations to thirty-four scattered sites, various conventional site upgrades, and Warnock Village office space conversion to thirteen residential units.

**Resolution 12242:** Reappoints Bonnie Camarda to the Philadelphia Housing Authority Audit Committee as an independent member.

OCTOBER

**Resolution 12243:** Authorizes the Philadelphia Housing Authority to obtain approval from the U.S. Department of Housing and Urban Development to provide operating subsidy to three developments and convert two of the developments to project based vouchers under the Rental Assistance Demonstration program and close the transactions.

**Resolution 12244:** Authorizes transfer of assistance under the Rental Assistance Demonstration Program from 29 public housing units to the Human Good Janney apartments.

**Resolution 12245:** Authorizes the disposition of up to eight properties and authority to remove the demolition approval for one property.

**Resolution 12246:** Authorizes a contract with sustainable water resources for the purchase and installation of low flow and catastrophic toilet leakage presentation devices at scattered sites.

**Resolution 12247:** Authorizes a contract for banking services with Wells Fargo Bank.

**Resolution 12248:** Adopts and approves amendments and revisions to the Employee Handbook.

**Resolution 12249:** Amends Resolution No. 11895 and authorizes the Philadelphia Housing Authority to take certain actions in connection with redevelopment of 2012-2016 Chestnut Street.

NOVEMBER

**Resolution 12250:** Authorizes a contract for insurance brokerage and related services with Conner Strong & Buckelew Companies, LLC.

**Resolution 12251:** Authorizes contracts for electrical repair services with Major Electric Systems, Inc.; Raw Power Electric, Inc.; and Larry C. McCrae, Inc.

**Resolution 12252:** Authorizes a contract amendment with Oliver Fire and Protection Security for fire protection services.

PHA BOARD OF COMMISSIONERS MEETINGS

The third Thursday of every month at 3pm

- January 19
- February 16
- March 16
- April 20



To learn about PHA Covid-19 Board Meeting Protocols visit [bit.ly/PHAvirtual](https://bit.ly/PHAvirtual)



# PHA Resident Spotlight:

## Adriana Williams Sows the Seeds of Success

Meet Adriana Williams, a PHA resident who started two companies and became her own boss.

The businesses, ADW and Sew with W, are Kensington-based companies that design one of a kind clothing for men and women while offering community sewing classes and custom sewing services.

Williams, the founder and designer, was raised in Kensington and she decided to take her passion for fashion to Howard University where she began teaching herself how to sew during freshman year. She participated in fashion shows and pop up shops at Howard University but throughout the city of Washington, D.C. After college, she returned home where she began an effort to transform and diversify the industry by teaching people how to sew, and offering them new ways to express their creativity.

"In today's age, fast fashion is most times unsustainable, unethical and not eco-friendly. While one can find a dress for \$5, the quality is low and the longevity of that garment is small. While finding a "quality" dress may cost you hundreds of dollars," Williams said.

Making your own dress can be cheaper, long-lasting and fun, according to Williams! "You'll find yourself spending less, learning a skill and the dress will be tailored to you."

At Sew with W, Adriana offers sewing lessons and small business services such as brand tag, size tag and patch application along with alterations and sample making.

"Our mission is not only to educate those on how to sew and operate a machine but to



understand the importance of sewing, and the power it has to transform our community" she said.

Sew with W's beginner course, Sewing 101, starts at \$85 while our Intermediate course,

Canvas Tote Bag Construction starts at \$90. Each course is about three to four hours long.

Students also have the option of renting a sewing machine to use during the duration of the

class. All of our courses are currently limited to those 18 years old and older.

Adriana emphasizes "Sewing can build skills that prepare people to succeed in the workplace - patience, independence, self-control, individuality, creativity and expression - and create openings to new career paths and opportunities. Sewing also helps families save money, especially during times of high inflation.

It requires complete concentration which provides a means to relax during stressful

times."

As a current fellow of PHA's Section 3 Entrepreneur In Residence

Program, which has helped her enhance her entrepreneurship journey by providing her with

knowledge and insight, Williams said she understands the importance of giving back to her community. Sew with W holds giveaways which include sewing machines and sewing lessons. "I resonate well with wanting to start a new hobby but not having the means to purchase a machine, obtaining materials or even understanding where to begin. My goal is to help those get started!"

Sew with W hosts frequent giveaways that include free sewing lessons and free sewing machines, used or new! So far, Sew with W has given away three sewing machines with plans to give away two more this year.

## Be Your Own Boss!

### Join the Entrepreneurial Program and Build Your Community

The PHA Entrepreneurial Fellowship is an immersive training and development experience designed to equip start-up business owners with the tools needed for their businesses to thrive. Our 6 month entrepreneurial fellowship is designed to provide a deeper dive as residents journey to self-sufficiency. Fellows are given more hands on support and startup funds.

#### AWARD

*Graduates will receive:*

- Up to a \$3,000 small business grant
- Up to \$2,000 worth of books, licenses and certification for your business
- Opportunity to receive free office space and services in RAB's Resident Incubator

#### ELIGIBILITY

- Must be a PHA resident

#### ELIGIBILITY

- Must be a PHA resident or HCV participant
- Complete reading and math assessment

#### TIME COMMITMENT

The time requirement is 6 months at approximately 15 hours per week.

For more information or to request an application, please email [section3@pha.phila.gov](mailto:section3@pha.phila.gov). Applications for Cohort 4 will open January 2, 2023.

Also coming in January, the Entrepreneurship Resource Center will offer new workshops designed for people interested in business as well as those seeking to start or grow their own companies.

The Virtual Business Basics Sessions are designed to provide information on the business functions that impact success. Topics include Cash Flow, Marketing, Budgeting, Legal Formation and more!

The Center's Virtual Intro Sessions highlight all of the Section 3 job and entrepreneurship services that PHA residents can receive through the center.



# Get the Skills that Make Employers Notice You!

The PHA Workforce Center is accepting virtual appointments. Please have your resident email VAUX@PHA.PHILA.GOV or call (215)684-8926 to schedule an appointment for enrollment opportunities. Get started today by signing up and viewing the Workforce Orientation video/presentation.

Among the programs we are currently recruiting:

- Temple University's English as a 2nd language class
- Temple University's Online GED program
- Philadelphia OIC-HiSET (GED) program
- Philadelphia OIC- Job Training Programs (Culinary, Hospitality & Tourism, Smart Energy, and BankWorks)
- Per Scholas- Full Stack Java Developer, End User Desktop Support, and Cyber Security Analyst
- P.O.W.E.R. Pre-Apprenticeship Program with Trades for a Difference

Careerlink sponsored WIOA Job training programs: (Training Opportunities - PA CareerLink® Philadelphia (pacareerlinkphl.org)).

## EARN AS YOU LEARN

PowerCorp PHL offers a different kind of training. Learn by getting involved and engaged in the community around you. The initiative offers a 4 to 18-month paid workforce development program that uses environmental service as the vehicle to teach career and technical skills. Learn more about the workshops and the opportunities to advance your skills by serving the community. Young people with criminal records are encouraged to apply.

### The application process has four simple steps:

**Step 1:** Complete the online application and schedule interview

**Step 2:** Attend an Intake Session

**Step 3:** Second Interview and Intake

**Step 4:** Complete the 3-week Introductory Period

- PowerCorp PHL has a 92% successful transition rate
- 95% of members are crime free after one year

For more info, visit:

[powercorpsphl.org/join-the-corps](http://powercorpsphl.org/join-the-corps)



## DO YOU WANT TO BE A BARBER?

Know the history  
Learn the tools  
Get the skills



This basic six-week program is a partnership between PHA and Duke's Barbering Skills. Classes start in January 2023

7646 Germantown Avenue  
Philadelphia, PA.

Transportation is available.

For enrollment details contact

PHA Workforce Center

**[vaux@pha.phila.gov](mailto:vaux@pha.phila.gov)**

**215-684-8622**





# OPENING DOORS TO AFFORDABLE HOMEOWNERSHIP PROGRAM

## WHAT IS THE OPENING DOORS TO AFFORDABLE HOMEOWNERSHIP PROGRAM?

The Philadelphia Housing Authority's (PHA) Opening Doors to Affordable Homeownership Program provides eligible Public Housing residents and Housing Choice Voucher participants with opportunities to become first-time homeowners, and to work towards economic self-sufficiency. Program participants learn the importance of credit, budgeting, and personal goal mapping. They also learn about the homeownership sales contract, mortgage documents, loan products, the housing search process, home inspections, home maintenance basics, pre-foreclosure and foreclosure prevention, home weatherization and much more. Participants are eligible for a range of PHA homeownership grant and subsidy programs to help ensure affordability and long-term success as homeowners.

## WHAT ARE THE PROGRAM'S OBJECTIVES?

PHA's objectives for this program include:

- Assist program participants who are interested in homeownership in developing realistic and attainable plans to reach their goals;
- Provide counseling and training necessary to achieve responsible homeownership including credit counseling, financial literacy, basics of homeownership financing and closing, housing search and long-term responsibilities of homeowners;
- Support residents in finding housing in areas of opportunity that meet their household's needs and goals;
- Provide assistance in securing homeownership financing and in the homeownership closing process; and,
- Help ensure a successful homeownership experience through pre and post-purchase counseling and support.

## WHAT IS THE PROCESS TO ENROLL INTO THE PROGRAM?

Eligible participants will enter in the Homeownership Opportunities Department's Homeownership Readiness Process.

The Homeownership Readiness Process consists of three primary steps:

1. Credit Counseling
2. Housing Counseling
3. Mortgage Pre-Approval Process

The three steps listed above are mandatory. Each step will generally be conducted by a third party entity which is approved by PHA's Homeownership Opportunities Department and qualified to perform these duties under HUD standards, where applicable. An assigned PHA Homeownership staff member will direct the participant to a qualified agency/lender to complete these mandatory steps.

## HOW MANY PROGRAMS ARE THERE AVAILABLE?

There are currently three programs for any and all PHA residents, 18 years or older, to enroll in to. These programs are:

- **Section 5H Scattered Sites Homeownership program**  
Only for Head of Household Scattered Site PHA residents who can purchase their rented Scattered Sites home directly from PHA. Eligible clients who demonstrate a stable income can receive up to \$50,000 in down payment and/or closing costs assistance from PHA where it will be recorded on the acquired property as a Soft Second Mortgage.
- **Housing Choice Voucher (HCV) Homeownership Program**  
Only for Head of Household HCV residents who can transform their HCV rental voucher into a homeownership voucher and received mortgage payment assistance on their newly purchased home in the City of Philadelphia. Participants may use their



Housing Choice vouchers to make monthly mortgage loan payments for a maximum term of 15 years on a mortgage loan of 20 years or more. Mortgage loans for less than 20 years may be subsidized for a maximum term of 10 years.

- **Mobility Homeownership Program**  
Head of Household and Household members of an active PHA lease can participate in this program and receive up to \$50,000 in down payment and/or closing costs assistance from PHA where it will be recorded on an acquired property as a Soft Second Mortgage.

## WHO IS ELIGIBLE FOR THIS PROGRAM?

Under the Homeownership program, Philadelphia Housing Authority residents, 18 years or older and in good standing with their lease and other program participation requirements, can enter a qualified Homeownership program to fit their needs as a first-time homebuyer. Each participant will be evaluated to ensure that the family meets the initial eligibility requirements, which are described as follows:

1. The participant must be and active PHA resident or HCV participant, and must not have previously owned a home.
2. Each PHA resident must be in good standing with their lease terms and other program participation requirements described as applicable in either PHA's Public Housing Program's Admissions and Continued Occupancy Policy (ACOP) or the Housing Choice Voucher's Administrative Plan
3. The participant must have a history of good rental payment history for a period of one year.

## WHO DO I CONTACT TO ENROLL?

Interested PHA residents can inquire and enroll in the Homeownership process and programs at the PHA Workforce Center located in the Vaux Community Center. Contact information is:

**PHA Homeownership Program**  
**Vaux Community Building**  
**2300 W Master Street**  
**Philadelphia, PA 19121**  
**215-684-8926**  
**Vaux@pha.phila.gov**



# PHA Seniors Talk Turkey and Give Thanks

The PHA Thanksgiving Luncheon for seniors on November 18, 2022 gave residents a chance to have a little fun, gobble down a little turkey, and listen to their favorite hits: the classics from the 60s and 70s.

As a live band cranked out the song Car Wash, residents had a chance to do something that has been very difficult during the pandemic: They danced, they hugged and kissed, without wearing face masks.

This lifted up the spirits of Michelle Blair, a resident of Sharswood Tower, who said she has been trying to get neighbors to get more involved in social activities and PHA events.

"I just love to see residents getting out," she said. "Everyone needs to try to get out and enjoy themselves."

During COVID-19, many

people were dealing with "death and dying" Blair said, and many just wanted to lock the doors and stay inside their apartments.

When Thanksgiving arrived last year and the year before, PHA hosted a grab and go, where residents came down to pick up bagged meals and take it their apartments.

Now things are different. On Nov. 18, PHA loaded up vans of seniors from its 18 senior sites and brought them to Abbottsford Homes for a big, In-person Thanksgiving celebration. Live music, plus, a DJ, plus a dance floor, plus a dinner of turkey brought to you.

Many residents were grateful to be able to spend time with each other. They reflected on the year, and the pandemic.

Sissy Johnson of Katie Jackson Plaza is thankful for



the time to fellowship with neighbors.

Rupert Alston, president of the Sharswood Tower Resident Council, said he is glad he woke up this morning. I am for "every day God wakes me up."

"It was really hard," Michelle Blair said of the pandemic locked down, and the spread of COVID-19. "We looked out for each other."

Everyone in the room, PHA staff and residents, were thankful for the middle

school students from Mya Middle School, who opted out of a class trip to watch *Wakanda Forever* so they could serve the seniors their Thanksgiving meals. They gave their elders the royal treatment.

"We were glad to do it," said Tahira El, a teacher at the school." The students were very excited. They keep coming up to ask, "What else can I do?"





# Christmas Tree Safety



As you deck the halls this holiday season, be fire smart. A small fire that spreads to a Christmas tree can grow large very quickly.



## PICKING THE TREE

- Choose a tree with fresh, green needles that do not fall off when touched.



## PLACING THE TREE

- Before placing the tree in the stand, cut 2" from the base of the trunk.
- Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.
- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.



## LIGHTING THE TREE

- Use lights that are listed by a qualified testing laboratory. Some lights are only for indoor or outdoor use.
- Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.



## After Christmas

Get rid of the tree after Christmas or when it is dry. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home.

Check with your local community to find a recycling program.

Bring outdoor electrical lights inside after the holidays to prevent hazards and make them last longer.

## FACTS

- ! **Almost one third** of home Christmas tree fires are caused by electrical problems.
- ! Although Christmas tree fires are not common, when they do occur, they are more likely to be serious.
- ! A heat source too close to the tree causes more than **one in every five** of the fires.



**Your Source for SAFETY Information**

NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169

Per the Philadelphia Fire Code, natural cut trees are permitted only in one- and two-family buildings. Phila. Code F-806.1.1.